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NO. 21,953 EQUITY
Exhibit- Mortgage

Recorded Dec. 8, 1965 at 3:40 P. M. Filed March 19, 1968

PURCHASE MONEY
THIS MORTGAGE, made this 7th day of December 19 65, by

ED JACOBSEN, JR., INC., a body corporate of the State of Maryland

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WITNESSETH: WHEREAS, the said mortgagor, Ed Jacobsen, Jr., Inc., a body corporate, is indebted unto Donald H. Hiltner and Winifred L. Hiltner, his wife, in the full and just sum of Twenty Nine Thousand, One Hundred and One Dollars and Ninety Seven Cents (\$29,101.97), as evidenced by its promissory note of even date herewith, payable on or before the first day of July, 1967, together with interest at the rate of six percentum (6%) per annum on the unpaid principal balance until paid, said interest being payable quarterly; the principal being payable in four equal installments of Seven Thousand, Two Hundred and Seventy Five Dollars and Fifty Cents (\$7,275.50), the first of said installments to be due and payable on the first day of January, 1966, the second installment to be due and payable on the first day of July, 1966, the third installment to be due and payable on the first day of January, 1967, and the fourth and final installment to be due and payable on the first day of July, 1967.

WHEREAS, to better secure the payment of the said principal sum and the interest due thereon in the manner and at the times above set forth this mortgage is executed and delivered.

AND WHEREAS, the amount of money hereby secured is part of the purchase price for the hereinafter described real estate.

In the event of default in the payment of any such installment, the holder of this mortgage may exercise the option of treating the remainder of the debt as due and collectible. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at any other time.

It is understood and agreed by and between the parties hereto that this is a third mortgage and subsequent to two mortgages on the hereinafter described real estate in favor of the Farmers & Mechanics National Bank, recorded in Liber 676, Folio 416 and in Liber 727, Folio 441, one of the Land Records of Frederick County, Maryland.

Receipt No. 224113

NOW, THEREFORE, This Mortgage Witnesseth: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid to it, the said ED JACOBSEN, JR., INC., a body corporate of the State of Maryland, does hereby grant and convey in fee simple unto DONALD H. HILTNER and WINIFRED L. HILTNER, his wife, their heirs, successors or assigns, all of the following described real estate:

Parcel #1: All that lot or parcel of land situate on the South side of West Patrick Street, in Frederick City, Frederick County, Maryland - Beginning for the same at a point on the South side of West Patrick Street, said point being on the dividing line between two brick buildings, Nos. 112 and 114, and running thence by and with the South side of West Patrick Street North 84° West 45.6 feet, thence South 3 3/4° West 374.4 feet, thence South 86 3/4° East 45.2 feet, thence North 3 3/4° East 372.4 feet to the place of beginning.

Parcel #2: All that lot or parcel of land situate on the South side of West Patrick Street, in Frederick City, Frederick County, Maryland, adjoining the property of S. L. V. Young on the West and Parcel #1 above described on the East and fronting on said Street 32 feet, 6 inches, including the one-half of what was formerly a joint alley on the West side of the property now being described, said joint alley having been 8 1/2 feet in width and having been partitioned and divided by agreement dated January 20, 1906, recorded in Liber 271, Folio 568, one of the Land Records of Frederick County, Maryland; the lot hereby conveyed having a depth of 375 3/4 feet.

Being all and the same property conveyed by Roland W. Harbaugh and Helen F.